

## COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

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Date \_\_\_\_\_ Initials \_\_\_\_\_

- \_\_\_\_\_ Determined Eligible- NR  
\_\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_\_ Determined Eligible- SR  
\_\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_\_ Need Data  
\_\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_\_ Noncontributing to eligible NR District



## I. IDENTIFICATION

1. Resource number: 5LR.12756  
2. Temporary resource number: SHF-26  
3. County: Larimer  
4. City: Fort Collins  
5. Historic building name: Sam and Florence Brunswig Residence  
6. Current building name: Nancy Lee Thomas House  
7. Building address: 1220 Green Street  
8. Owner name: Nancy Lee Thomas  
Owner organization:  
Owner address: 1220 Green Street  
Fort Collins, CO 80524

Parcel number: 97134-08-284

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed  
State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed  
Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**  
**NW 1/4 NW 1/4 SE 1/4 NE 1/4** of section **13** Grid aligned on **southeast** corner of section.
10. UTM Reference Zone: **13**  
Easting: **494777** Northing: **4491074**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
Year: **1984**
12. Lot(s): **Lot 284**  
Addition: **University Acres, 9th filing** Year of addition: **1965**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **1448 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Weatherboard**  
Other wall materials:
18. Roof configuration: **Flat Roof**  
Other roof configuration:
19. Primary external roof material: **Other Roof Material**  
Other roof materials: **Built-up rock**
20. Special features: **Garage/Attached Garage**  
**Chimney**
21. General architectural description:  
Located on a corner lot with the front door facing west, this sprawling Ranch type home rests on a concrete foundation. The irregularly-shaped house features weatherboard siding painted cream on the upper portion of the façade with stone siding from mid-wall down to the foundation. The house has a flat roof covered in built-up rock with wide overhanging eaves and a metal cornice. The primary entry, a white vinyl replacement door with a glass storm door, is located near the center of the west-facing portion of the home. There is a three-pane sidelight to one side of this door. There are four windows, all of which appear to be two-lite fixed pane, on this part of the house. There is a pair of tripartite picture windows, one appearing on the wall adjacent to the entry and facing south and the other located on the portion of the façade facing the corner of the property. The southern side of the house contains the attached two-car garage with vinyl replacement doors. There is also a two-lite window near the corner and a recessed secondary entry with a transom window over the double-door with large windows. A single door in the garage allows access to this southern entry. A large irregularly-shaped chimney is located near the center of the house. The rear of the property was not visible

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from the public right of way. According to Larimer County assessor records, the home has four bedrooms and two bathrooms. Character-defining features of this property type evident at 1220 Green Street include: a sprawling form, horizontal orientation, attached two-car garage, and picture windows.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

**This property is sited on a relatively level lot with an elevation of nearly 5000 feet above mean sea level. The front yard has grass while the southern portion of the lot is covered in rocks. There are several mature evergreen and deciduous trees on the lot.**

24. Associated building, features or objects:

**None visible.**

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: **1966** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Assessor Records (online).**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Sam C. and Florence Brunswig**

Source of Information: **1966 Fort Collins City Directory.**

29. Construction history:

**According to Larimer County assessor records, this building was constructed in 1966. An analysis of the style, building materials, and other historical records corroborate this date of construction. Changes to the building include replacement doors for both the primary entry and the garage; date unknown.**

30. Location: **Original Location** Date of move(s):

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate uses(s): **Domestic/Single Dwelling**

33. Current uses(s): **Domestic/Single Dwelling**

34. Site type(s): **Corner-lot Ranch home**

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## 35. Historical background:

The early history of this property is associated with individuals who were involved with a number of the key hotels/ motels in Fort Collins.

The original owners of this house were Sam C. and Florence Brunswig. Sam was born in Kansas on April 11, 1906. He left his ranch in Kansas in 1964, moving to Fort Collins. During his early years in Fort Collins, he was both a general contractor responsible for building new homes and involved in real estate. Sam lived in the house at 1220 Green Street with his second wife who owned Western Health Food. One of his sons from his first marriage, Ron, lived with them and was listed in the City Directory as a student. Later Sam owned the Lamplighter Motel at 1809 North College Avenue (5LR.12738).

Asa "Ace" and Nelle Gillett lived in this house during most of the 1970s. The two were married on March 9, 1914, in Monmouth, Illinois. They moved to Fort Collins in 1940, purchasing and managing the Northern Hotel which also featured Ace Gillett's Café and Coffee Shop. The Gilletts also owned the Armstrong (also known as the Empire) Hotel. Nelle Gillett was a member of numerous social groups, including both the Fort Collins' Newcomers and Women's clubs. Both Gilletts were original bondholders for the Fort Collins County Club. Asa passed away in 1984 and Nelle died in 1988.

Two years prior to Nelle's death, the house passed to her grandson James A. Martell and his wife Christine. James Martell was an attorney at Wyatt & Martell, with offices located at 222 Magnolia Street. The Martells owned the home for less than a year, selling to James E. and Joyce Brewer. James Brewer worked at a local computer firm, Autertrol Tech. The Brewers lived in the house for six years before selling it to E. Michael Canges, an attorney, and Matthew Iwashko, owner of Third Rock Realty in Fort Collins.

The current owner of the home since 2003 has been Nancy Lee Thomas.

## 36. Sources of information:

Larimer County tax assessor property records (online).

Fort Collins City Directory. Fort Collins: Mauer & Mauer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1966 through 1990.

Obituary: Sam C. Brunswig. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/brunsa93.jpg> [Accessed 8 December 2010].

Obituary: Nelle E. Gillett. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/gillne88.jpg> [Accessed 8 December 2010].

Google Search: E. Michael Canges.

Google Search: Asa (Ace) Gillett.

Google Search: Matthew Iwashko.

## VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

## 38. Applicable National Register criteria:

☐ A. Associated with events that have made a significant contribution to the broad patterns of our history.

☐ B. Associated with the lives of persons significant in our past.

☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.

☐ Qualifies under Criteria Considerations A through G (see manual).

☐ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

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- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☒ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☐ Does not meet any of the above Colorado State Register criteria.

Applicable City of Fort Collins landmark criteria:

- ☐ 1. The property is associated with events that have made a significant contribution to the broad patterns of history; or
- ☐ 2. The property is associated with the lives of persons significant in history; or
- ☒ 3. The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ 4. The property has yielded, or may be likely to yield, information important in prehistory or history.

39. Areas of significance: **Architecture**

40. Period(s) of Significance: **1966**

41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

The home, architecturally, represents an example of a later Ranch type home. Character-defining features include sprawling form, horizontal orientation, attached two-car garage, and picture windows. This is one of many similar Ranch homes within the University Acres subdivision. The level of architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, this resource qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1966, this residential building appears to exhibit a moderate level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, association, and feeling. Given the basic form and appearance of this property, the replacement of storm and garage doors somewhat impacts the aspects of design, materials, workmanship, and feeling of this property. This building retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed  
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 Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

45. Is there National Register district potential: ☒ Yes ☐ No ☐ Needs Data

Discuss: **This inventory was conducted as an intensive-level selective survey and, therefore, lacks the continuity of resource data necessary to recommend the creation of an historic district. More survey is needed to determine if the University Acres subdivision qualifies for listing in the National Register of Historic Places and/or as a Fort Collins landmark. If listed under Criterion C: Architecture, this resource would be considered contributing.**

If there is National Register district potential, is this building contributing: ☒ Yes ☐ No ☐ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

## VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **greenst1220 - 1.tif through greenst1220 - 4.tif**  
 Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**  
**281 N. College Avenue**  
**Fort Collins, CO 80522**
48. Report title: **Fort Collins Post-War Survey**
49. Date(s): **12/14/2010**
50. Recorder(s): **Mary Therese Anstey**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095**  
**Denver, CO 80218-8822**
53. Phone number(s): **(303) 390-1638**



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SKETCH MAP



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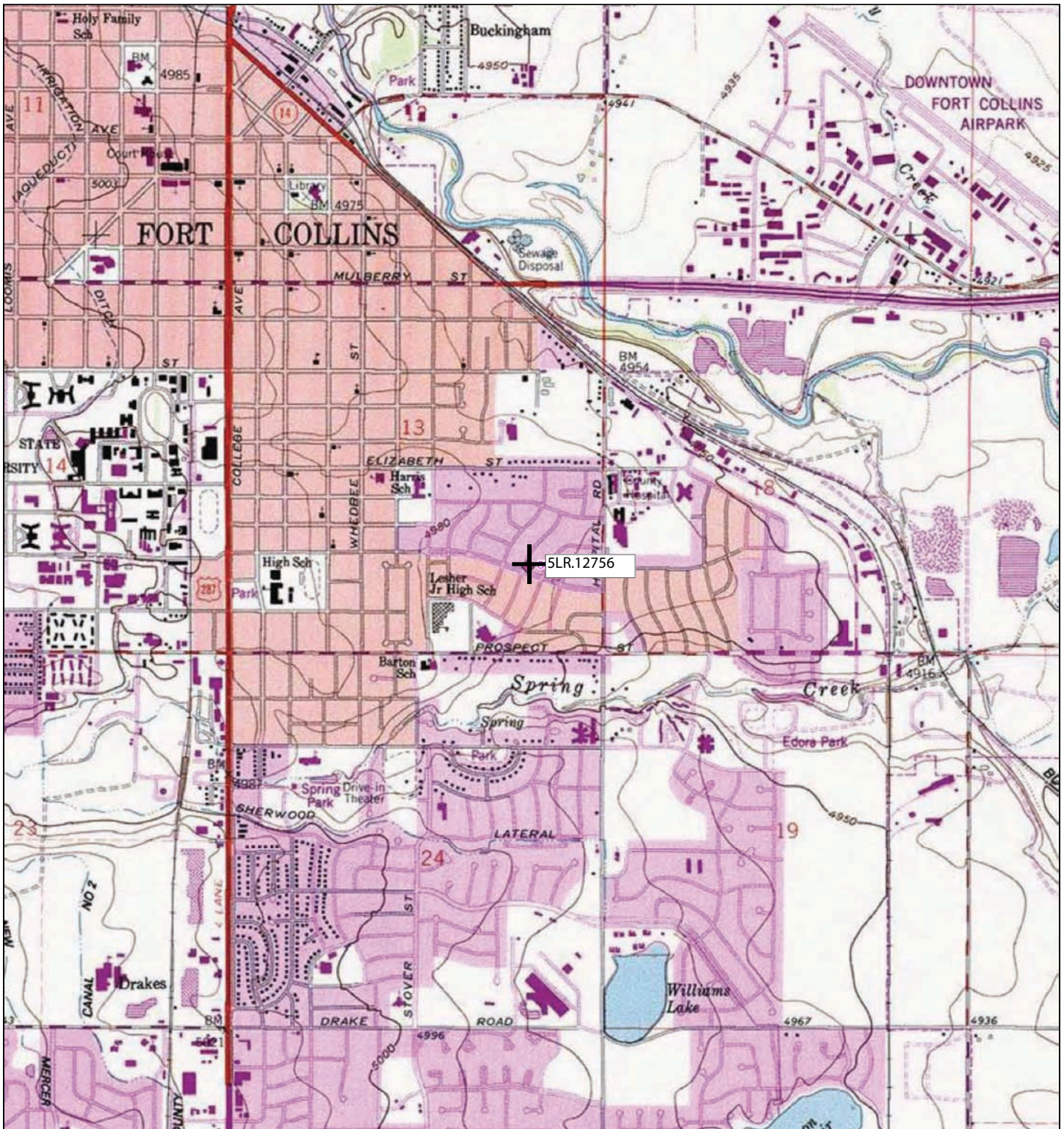
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## LOCATION MAP



Source: U.S. Geological Survey 7.5' Fort Collins - 1984

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